

Lot 32, Elgin Business Centre, Maisondieu Road, Elgin,

Moray IV30 1QP

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



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Property Information

Heritable Multi Let Office investment

- Refurbished Multi Let Office Centre with occupiers Including Enterprise Rent a Car, Harper MacLeod and Galliford Try.
- Comprises 19 office suites with only 2 vacant
- Edge of town location at junction of A941
- Includes large Site with Car Parking
- Close to Springfield Retail Park with Occupiers Including Superdrug, JD Sports, B&M. Lidl and Asda Close By.

Lot
32

Auction
18/May/2022

Rent
£79,440 per Annum Exclusive

Status
Available

Sector
Office

Auction Venue
Live Streamed Auction

Location

Miles 40 miles east of Inverness, 65 miles north-west of Aberdeen

Roads A96, A941

Rail Elgin Railway Station

Air Inverness Airport

Situation

Elgin is the principal town and administrative centre of Moray. The town benefits from a large catchment area and a significant tourist draw due to the popular whisky distilleries

The property is located on the south side of Elgin Town centre at the major junction of the A96 and A941, the main traffic routes to Perth, Inverness and Aberdeen.

Nearby occupiers include Lidl and Asda supermarkets with Springfield Retail Park within half a mile. Occupiers on the retail park include JD Sports, Costa Coffee, Sports Direct and B&M. Elgin Railway Station is located close by on the opposite side of the A941.

Tenure

Heritable. Scottish Equivalent of English Freehold

Description

The property comprises a business centre arranged over three floors. The property provides refurbished office accommodation in a mix of cellular office size.

There is a large car park with approximately 54 spaces to the front of the property.

VAT

VAT is applicable to this lot.

Completion Period

Six week Completion

DISCLAIMER

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Tenancy & Accommodation

Unit	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Unit 1	Office	74.90 sq m	(806 sq ft)	VACANT		-	
Units 2,3,4 (Ground floor) Storage Unit 2 (Ground Floor) Storage Unit 3 (Ground Floor) Units 14,15,16,17,18 & 19	Office Storage Storage Office	97.60 sq m 25.60 sq m 18.20 sq m 154.70 sq m	(1,050 sq ft) (275 sq ft) (195 sq ft) (1,665 sq ft)	HARPER MACLEOD LLP (1)	18 years from 18/04/2003	£35,500	
Unit 5 Ground Floor	Office	36.10 sq m	(388 sq ft)	CCS (CITY CLEANING SERVICES) LTD (1)	3 years from 20/05/2019	£2,760	
Unit 6 Ground Floor	Office	35.50 sq m	(382 sq ft)	NINA ROBERTS(1)	12 months from 01/04/2013	£2,880	
Unit 7 Ground Floor	Office	38.50 sq m	(414 sq ft)	PENUMBRA(1)	12 months from 01/12/2019	£4,500	
Unit 8B Ground Floor	Office	26.00 sq m	(280 sq ft)	LEANNA MCDONALD(1)	12 months from 23/10/2017	£3,600	
Unit 8 Ground Floor	Office	62.00 sq m	(667 sq ft)	AVIS ENTERPRISE - RENT CAR LIMITED (t/a Enterprise Rent a Car)	25 years from 17/07/2017	£14,500	
Unit 9 Ground Floor	Office	74.70 sq m	(804 sq ft)	VACANT		-	
Unit 10	Office	32.30 sq m	(347 sq ft)	MORAY FRESH START(1)	2 years from 01/03/ 2019	£3,792	
Unit 11	Office	54.50 sq m	(586 sq ft)	GALLIFORD TRY CONSTRUCTION LIMITED (1)	12 months from 18/06/2019	£4,425	
Units 12&13 First Floor	Office	52.00 sq m	(559 sq ft)	WATSON BELL CONSULTANTS LIMITED (1)	3 years from 04/07/2018	£7,887	
TOTAL		782.60 sq m	(8,423 sq ft)			£79,844	

(1) Renewing annually by tacit relocation. This is the Scottish equivalent to the English concept of holding over.

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Contacts

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September 2020